

16-507 DISTRICT "R-4" CONDOMINIUM DWELLING HOUSE DISTRICT.

- 507.1 INTENT. It is the intent of this district to provide for the construction of condominium dwelling houses under the provisions of K.S.A. 58-3101, et. seq. Condominiums shall contain not less than two nor more than twelve (12) dwelling units per building.
- 507.2 PERMITTED USES. In District R-4 no building structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered except for one or more of the following uses:
- A. Condominium dwelling houses.
- 507.3 CONDITIONAL USES. The following use may be allowed by conditional use permit when submitted to and reviewed by the Planning Commission and approved by the City Council, under such conditions as to operation, site development, signs and time limit as may be deemed necessary.
- A. Group Care Homes with more than eight but fewer than fifteen residents.
- B. Nursing or convalescent homes.
- C. Churches or other similar places of worship.
- D. Day Care Centers.
- 507.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM LOT AREA:
1. Condominium dwellings: 2,500 sq. ft. per dwelling unit.
 2. Other uses: 7,500 sq. ft.
- B. MINIMUM LOT WIDTH: One Hundred Fifty (150) feet.
- C. MAXIMUM LOT COVERAGE: Twenty-five (25) percent.
- 507.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Forty-five (45) feet.
- 507.6 YARD REGULATIONS.
- A. FRONT YARD:
1. The front yard shall be a minimum of 25 feet if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-de-sac, the minimum front yard shall be 30' in depth measured from the front lot line. On collector streets, the minimum front yard shall be 65 feet measured from the centerline of the street right-of-way; and

on arterial streets, the minimum front yard shall be 85 feet measured from the centerline of the street.

- B. MINIMUM SIDE YARD: Same as District "R-3" except that multi-family uses shall have a side yard of not less than eight (8) feet when the building height is in excess of thirty-five (35) feet whichever is smaller. The total side yard shall equal or exceed 20% of the lot width.
- C. MINIMUM REAR YARD: No rear yard shall be less than twenty (20) percent of the depth of the lot, or a minimum of twenty-five (25) feet.

507.7 USE LIMITATIONS. None

507.8 PARKING REGULATIONS. The following number of off-street parking spaces are required:

- 1. 1 ½ spaces for each studio or 1 bedroom apartment.
- 2. 2 spaces for each 2 bedroom apartment.
- 3. 2 ½ for each 3 bedroom or larger apartment.

507.9 SIGNS. See Article 12.

507.10 LANDSCAPING. See Article 11.